

ORANGE COUNTY PLANNING COMMISSION

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HEARING DATE: AUGUST 10, 2011

II. Roll Call

All commissioners were present.

III. Consent Item(s) – Minutes of July 13, 2011

The minutes of July 13, 2011 were moved for approval by Commissioner Brose and seconded by Commissioner Hall as submitted, and approved by a unanimous vote.

IV. Discussion Item(s)

ITEM #1 PUBLIC HEARING – PA090049 – APPLICANT – ANDREW TRAN, OWNER – LOCATION 14922 AND 14932 HARPER STREET, MIDWAY CITY – DISTRICT 1

Review and consider proposed Use Permit, Area Variance and Site Development Permit to construct two (2) 4-unit apartment buildings on two (2) adjoining parcels to create an 8-unit apartment complex with a reduced area per unit standard of 1,373 square feet per unit.

Recommended Action:

- a) Receive staff report and public testimony as appropriate;
- b) Find that Mitigated Negative Declaration No PA090049, which reflects the independent judgment of the lead agency, Orange County, satisfies the requirements of CEQA for the proposed project;
- c) Approve PA090049 for a Use Permit, Area Variance and Site Development Permit subject to the attached Findings and Conditions of Approval.

The following is the action taken by the Orange County Planning Commission:

The first motion for Item #1 was made by Commissioner Adams and seconded by Commissioner Brose that the Mitigated Negative Declaration No PA090049, which reflects the independent judgment of the lead agency, Orange County, satisfies the requirements of CEQA for the proposed project.

APPROVE ☒

OTHER ☐

DELETED ☐

Unanimous ☒ (1) Nguyen: Y (2) Adams: Y (3) Brose: Y (4) Irons: Y (5) Hall: Y

The second motion for Item #1 was made by Commissioner Adams and seconded by Commissioner Brose that the Commission approve PA090049 for a Use Permit, Area Variance and Site Development Permit, with the findings and conditions modified to reflect the following: 1) Removal of the dumpster; 2) That the garage door be placed on

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the inside of the wall and that they be of the roll-up design; 3) That the garage be designed to accommodate trash receptacles to be maintained inside the separate units; 4) The addition of additional plant materials at the end of the drive aisles, between the garages, and at the entry to each suite; 5) The addition of gates along the side yard areas so that each of the units has a private yard area, with the additional findings as presented by Mr. Ron Tippetts.

APPROVE ☒

OTHER ☐

DELETED ☐

Unanimous ☐ (1) Nguyen: Y (2) Adams: Y (3) Brose: Y (4) Irons: N (5) Hall: Y

Vote Key: Y=Yes; N=No; A=Abstain; X=Excused

Special Notes: Andrew Tran, property owner, spoke in favor of this item. Ben Pham, the project architect and engineer also spoke in favor of the project. Larry Woody stated he was a property manager of several dwelling spaces within Midway City and commented on some of the concerns voiced by the Commissioners.

ITEM #2 PRESENTATION/WORKSHOP – UPDATE ON ZONING CODE AMENDMENT CA 11-01 – OFF-STREET PARKING REGULATIONS

Provide an update on the status of Zoning Code Amendment CA 11-01, an update to the off-street parking regulations section of the Zoning Code.

Recommended Action:

- a) Conduct presentation/workshop and receive feedback from Planning Commission.

The following is the action taken by the Orange County Planning Commission:

No action was taken.

Special Notes: Staff advised that CA 11-01 would be returning to the Planning Commission in the fall for formal consideration.

V. Reports from OC Planning

- a) Upcoming Agenda Items

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Haster Basin Pump Station EIR, Garden Grove.

- b) Reports on Recent Actions of the Board of Supervisors

None

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c) Major Decisions and Proposals of Staff

None

d) Previous Commission or Commissioner Requests

“Senior Housing – Status and Needs”

Ruby Maldonado provided a presentation with demographic information regarding Senior Housing in Orange County.

e) Litigation

The cases regarding the Giracci project and the Kisco Senior Housing project are currently ongoing. The Board-approved ordinance which prohibits Medical Marijuana collectives has also been challenged, and is currently ongoing as well.

Planning Commission Hearing adjourned at 4:09 p.m.